



VISTA OAKS AND HIGHLANDS PARCEL A

SUBDIVISION PROJECTS

DRAFT ENVIRONMENTAL IMPACT REPORT

VOLUME I OF III

PREPARED FOR
THE CITY OF ROCKLIN

APRIL 2006

PREPARED BY
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March 30, 2006

TO: INTERESTED PERSONS AND AGENCIES

SUBJECT: **NOTICE OF PUBLIC REVIEW AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE VISTA OAKS AND HIGHLANDS PARCEL A SUBDIVISIONS PROJECT (SCH# 2003042169)**

The Rocklin Planning Department is announcing the availability of a Draft Environmental Impact Report for the Vista Oaks and Highlands Parcel A Subdivisions project ("Draft EIR") and has forwarded a Notice of Availability of this document to the following: all agencies and organizations that received the Notice of Preparation, and all persons who own property within 600 feet of the site or have asked to be on the mailing list to receive project information. The State Clearinghouse has also distributed this document to numerous state agencies. The purpose of the Draft EIR is to provide the public and decision-makers with sufficient information on the environmental impacts of the project so that the decision-makers, using the EIR document, can act on the project with full knowledge of the environmental impacts of the project. To that end reviewers are asked to evaluate whether the Draft EIR has identified and addressed all environmental issues resulting from the project and that any measures proposed to mitigate identified significant impacts are accurate and feasible.

Project Location and Description: The Vista Oaks and Highlands Parcel A project sites are located in the southeast corner of the City of Rocklin, approximately 25 miles northeast of Sacramento. Surrounding lands to the southeast within the City limits of Rocklin include the approved Highlands subdivision. The existing Rustic Hills subdivision is located immediately to the north of the Highlands Parcel A site and to the northeast of the Vista Oaks site. The Granite Lakes Estates subdivision is located adjacent to the eastern border of the Highlands Parcel A site. The Highlands Parcel A site exists adjacent to and directly east of the Vista Oaks site. Interstate 80 (I-80) is adjacent to the eastern border of the Highlands Parcel A site. Across I-80 is Rocklin's Woodside Community Planning Area. Located just south of the Vista Oaks project site is another project also called Vista Oaks, which is located in the City of Roseville, and further east, the Stoneridge Specific Plan area, which is also located in the City of Roseville.

The proposed Vista Oaks project site occupies two parcels totaling approximately 93 acres, and would result in the construction of 100 single-family residences on approximately 23 acres, as well as the dedication of roughly 60.9 acres of open space on five parcels. The Vista Oaks project consists of the development of 100 single family residences in three phases in three locations – Phase I would involve the development of 23 single family residences in the northerly portion of the project site; Phase II would involve the development of 29 single family residences and is located just south of Phase I, and Phase III would involve the development of 48 single family homes and is located in the southerly most portion of the project site.

The Highlands Parcel A project site occupies approximately 30 acres located south of the Rustic Hills subdivision and directly east of the northern portion of the Vista Oaks site and would result

in the construction of 20 single family residences on approximately 5.8 acres, as well as the dedication of roughly 22.9 acres of open space on four parcels.

Both projects would include bicycle and pedestrian trails; a bicycle/pedestrian/emergency access bridge would be built over Secret Ravine Creek as part of the Vista Oaks project.

Notice of Public Review: This document is being circulated for a 45-day public review period. Consequently, comments should be received by the Rocklin Planning Department **NO LATER THAN 5:00 P.M. on WEDNESDAY, MAY 24, 2006**. This Draft EIR and all written comments submitted before the close of the public review period will be incorporated into the Final EIR that is prepared. Notice of Availability of the Final EIR, including all comments and replies, will be sent to those electing to comment on the Draft EIR. Therefore, the City requests that all agencies and individuals who comment on this Draft EIR keep the document for reference.

For individuals receiving only the Notice of Availability for the Draft EIR at this time, a copy of the document is available for public review at the following libraries: Placer County Library at 5460 Fifth Street, Rocklin, and Sierra College Library at 5000 Rocklin Road, Rocklin. In addition, the Draft EIR and all other reference documents are available for review or pick-up at the Rocklin Planning Department during normal business days from 8:00 a.m. to 5:00 p.m. **Please send your written comments to Sherri Abbas, Planning Services Manager, 3970 Rocklin Road, Rocklin, CA 95677.** We would appreciate the name of the contact person in your organization and/or agency.

Public Hearing Notification: The Rocklin City Council and Planning Commission will conduct a joint public hearing to receive comments on this Draft EIR on **THURSDAY, MAY 11, 2006 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, 3970 ROCKLIN ROAD, ROCKLIN, CA**. This hearing is an opportunity to directly comment on the Draft EIR only. No decision will be made on the project at this time. The public hearing is an opportunity to directly comment on the Draft EIR, however, all *written* comments on the Draft EIR are due to the City within the 45-day review period.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs to allow you to attend or participate in this public hearing process, please contact our office at 3970 Rocklin Road or call us at 625-5160 prior to the public hearing so that we may accommodate you.

PUBLIC HEARINGS TO CONSIDER CERTIFICATION OF THE ENVIRONMENTAL DOCUMENT AND A DECISION ON THE PROJECT WILL BE SCHEDULED AND NOTICED AS APPROPRIATE IN THE FUTURE.

Listing of Potential Significant Environmental Effects: As listed in the Draft EIR, the project would result in the following significant unavoidable adverse impacts –

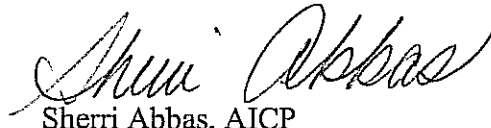
- Short-term impacts to native oak trees
- Impacts to natural habitat, including the loss of oak woodland and riparian woodland

- Impacts related to construction-generated air pollutants
- Contribution to cumulative air quality impacts
- Contribution to cumulative impacts related to visual character of the region as a result of conversion of the project site from oak woodland/grassland to residential uses
- Contribution to cumulative impacts related to light and glare
- Contribution to cumulative impacts related to loss of native plant communities, wildlife habitat values, special-status species and their potential habitat, and wetland resources in the region

The project sites are not on any of the lists of sites enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

Please contact David Mohlenbrok or myself at (916) 625-5160 if you have any questions regarding the project or the environmental review process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sherri Abbas".

Sherri Abbas, AICP
Planning Services Manager

**Vista Oaks and Highlands Parcel A
Subdivision Projects
Draft Environmental Impact Report**

SCH# 2003042169

Prepared for the City of Rocklin
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April 2006

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- A. Notice of Preparation
- B. Comments on the Notice of Preparation
- C. Initial Study and Environmental Checklist

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